

12 Broomfield Close
Chelford

Guide Price £895,000

Andrew J Nowell
& Company



12 Broomfield Close, Chelford, SK11 9SL

An immaculate five-bedroom home situated on this popular cul-de-sac in Chelford Village.

- Open Plan Living
- Principal Bedroom Suite
- Over 2,600 sq.ft
- Secluded Garden

This beautifully presented home offers generous proportions, versatile living space, and a layout perfectly suited to modern family life. Thoughtfully designed and impeccably maintained, the property combines comfort, style, and practicality in equal measure.

At the heart of the home lies an impressive open-plan kitchen/dining room/family room, ideal for both everyday living and entertaining. The shaker style kitchen has a large central island with Quartz worksurfaces and integrated NEFF & AEG appliances. This expansive space flows seamlessly into a conservatory, flooding the interior with natural light and providing delightful views over the garden. A separate living room offers a more formal setting, while the family room delivers additional flexibility - perfect as a playroom, snug, or media space.

A well-equipped utility room and ground floor shower room add convenience, alongside a welcoming entrance hall with useful storage.

The first floor presents a superb arrangement of five generous bedrooms. The principal bedroom is complemented by a large dressing room and ensuite shower room. The remaining bedrooms are well-proportioned and served by a contemporary family bathroom, making the layout ideal for growing families or those needing home office space.





Externally the property is approached via a brick paved driveway offering ample parking with electric car charger. There is a manicured front garden with blossom tree and mature wisteria.

To the rear the living space flows onto the stone flagged patio. The rear garden enjoys a great degree of privacy with mature beds and trees with a raised patio surrounded by a characterful brick wall which enjoys sunlight throughout the day.

Positioned within a popular residential area of Chelford, the home enjoys a peaceful setting while remaining conveniently close to local amenities, schools, and transport links. This balance of tranquility and accessibility makes it an ideal choice for families and commuters alike.

Important Information

What 3 Words – [///wink.fools.upstarts](http://wink.fools.upstarts)

Council Tax – Cheshire East Band G

EPC Rating – C (72/78)

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very low flood risk

Broadband: Fibre broadband available

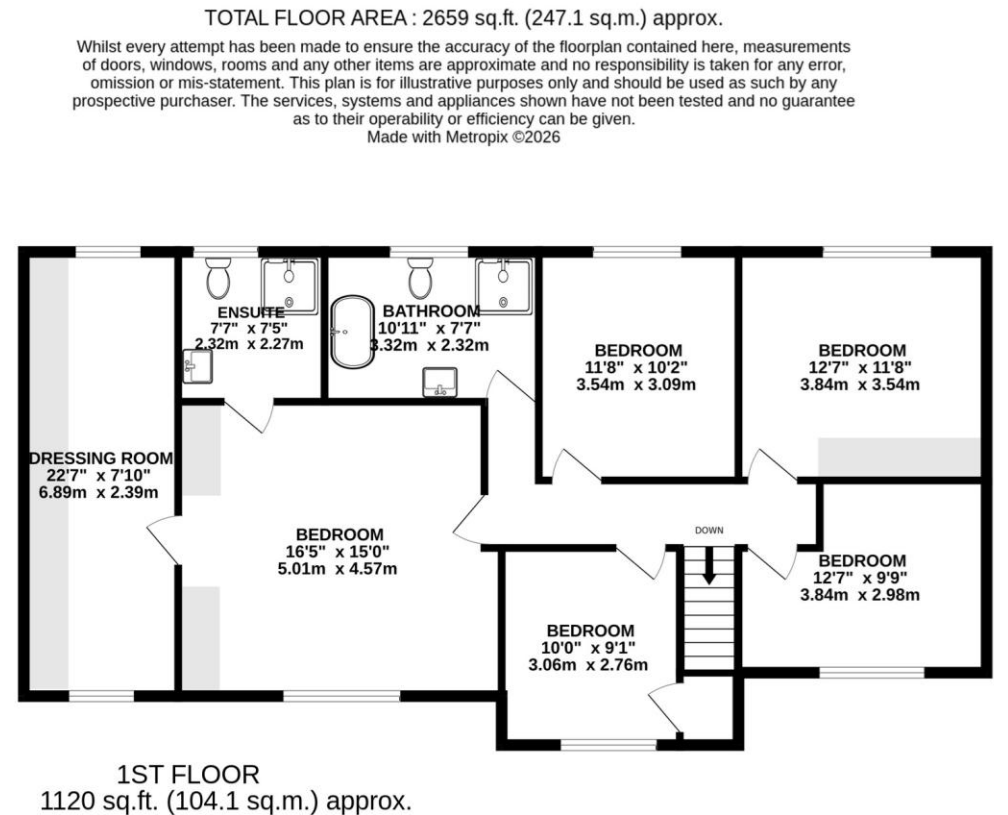
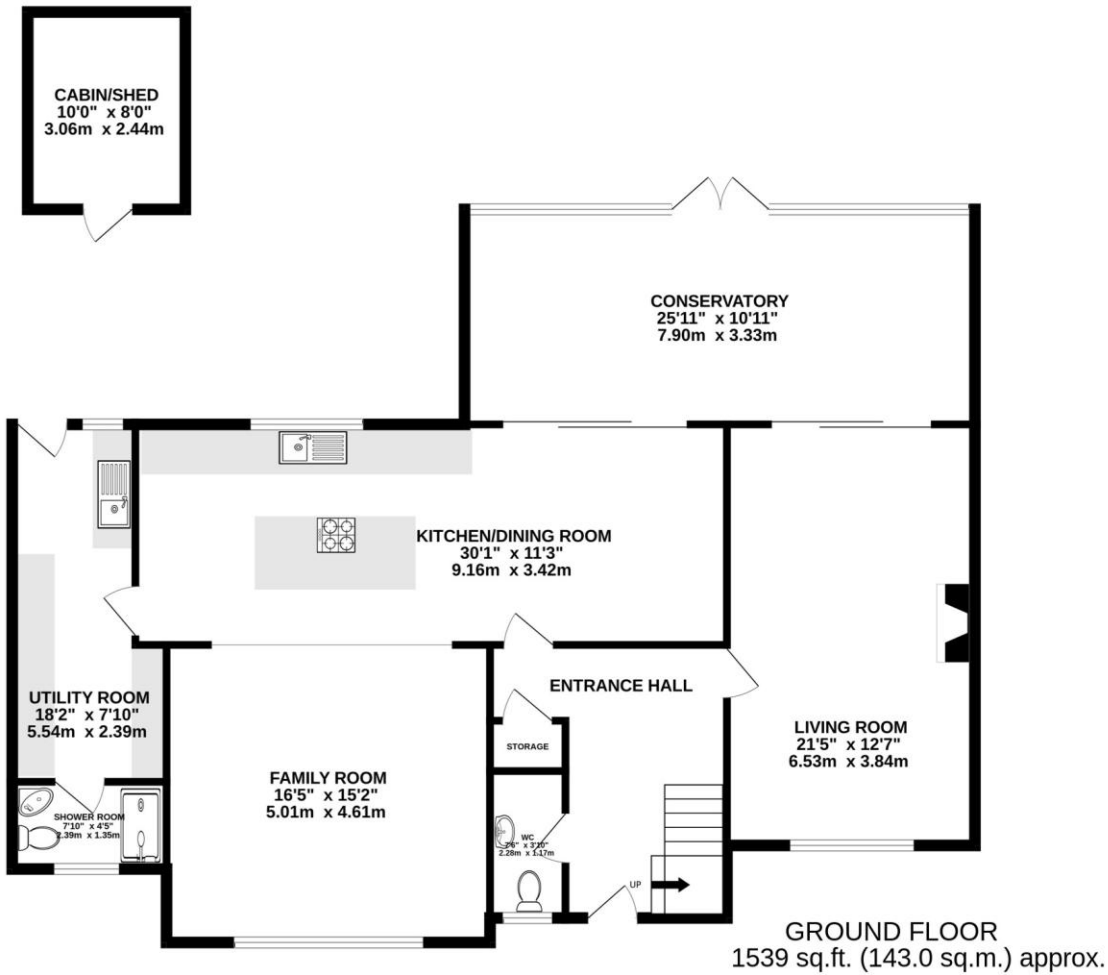
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The owner of the property is related to an employee of Andrew J Nowell & Company

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



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